

# *Hawk Valley Associates, P.C.*

## *Professional Planning, Zoning and Consultant Services*

June 7, 2021

City of Reading  
ATTN: Naomi Crimm, Planner  
Community Development Services  
815 Washington Street  
Reading, PA 19601

**RE: *Marion Street Station Land Development Plan  
Revised Preliminary/Final Plan Review***

Dear Ms Crimm,

Pursuant to your request, my office has reviewed the Revised Preliminary/Final Plan Application of the Marion Street Station Land Development Plan, which includes 16 plans sheets dated May 28, 2021. Based upon my review, I hereby offer the following comments for consideration in accordance with the prevailing standards specified by the City of Reading and PA Municipalities Planning Code:

- (1) The site improvements, driveways and/or access points along North 9<sup>th</sup> Street (SR 2007) shall require a Highway Occupancy Permit (HOP) from PennDOT. The revised HOP Plans have been submitted to PennDOT for review and approval is now pending. [Zoning Parts 15 and 16]
- (2) The revised Land Development Plan should be reviewed by the City of Reading Engineer and Public Works Department. The Applicant shall be responsible for all design, permitting and construction requirements for this project. [SALDO 515-507 and 515-508; Chapter 505]
- (3) The revised Erosion and Sedimentation Control Plan has been submitted to the Berks County Conservation District (BCCD) for review and consideration. A letter of adequacy should be issued by the BCCD prior to municipal approval. [SALDO 515-507 and 515-508; Chapter 505]
- (4) The Certification of Accuracy and the Certification of Ownership should be endorsed prior to municipal approval. [SALDO 515-403.A.13]
- (5) The Applicant has been advised that a municipal improvements agreement may be required for all site improvements for this development. If required, the Applicant should submit itemized cost estimates for the required municipal improvements. [515-309, 515-601 and 515-602]

If you should have any questions, please contact me at (610) 775-7392 or [Jerome@HawkValley.com](mailto:Jerome@HawkValley.com).

Sincerely,



J. Jerome Skrincosky, AICP  
Planning Consultant to the City of Reading

copy: City of Reading Planning Commission  
Director of Community Development  
City of Reading Engineer  
City of Reading Public Works Department  
City of Reading Zoning Administrator  
City of Reading Solicitor  
Department of Fire and Rescue Services  
First Capital Engineering

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